

Chair Tagle called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on June 12, 2012 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds  
Tom Krent  
Philip Sanzica  
Gordon Schepke  
Robert Schultz  
Thomas Strat  
John J. Tagle

Absent:

Michael W. Hutson

Also Present:

R. Brent Savidant, Planning Director  
Susan Lancaster, Assistant City Attorney  
Ben Carlisle, Carlisle/Wortman Associates, Inc.  
Eric Huang, Student Representative  
Kathy L. Czarnecki, Recording Secretary

Mr. Savidant introduced and welcomed Student Representative Eric Huang.

2. APPROVAL OF AGENDA

**Resolution # PC-2012-06-032**

Moved by: Schultz  
Seconded by: Krent

RESOLVED, To add "Election of Vice Chair" as agenda item 9.A.

Yes: All present (7)  
Absent: Hutson

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2012-06-033**

Moved by: Edmunds  
Seconded by: Sanzica

**RESOLVED**, To approve the minutes of the May 22, 2012 Special/Study meeting as submitted.

Yes: All present (7)

**MOTION CARRIED**

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

**SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW**

5. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 395) – Proposed Kroger Retail Fuel Center, West side of Rochester, South of Long Lake (4889 Rochester Road), Section 15, Currently Zoned NN “L” (Neighborhood Node “L”) District

Mr. Carlisle reviewed the proposed request and site plan application. Mr. Carlisle recommended approval of the special use request and preliminary site plan application contingent on the four conditions as noted in his report, dated June 7, 2012.

The petitioner, Matthew Pisko of Landplan Engineering, was present.

There was general discussion on the uniqueness of the kiosk, lighting amenities, site access and future Rochester Road right of way.

A color rendering of the proposed development was displayed.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

**Resolution # PC-2012-06-034**

Moved by: Edmunds  
Seconded by: Sanzica

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval for the proposed Kroger Retail Fuel Center, located on the west side of Rochester, South of

Long Lake (4889 Rochester Road), Section 15, Currently Zoned NN “L” (Neighborhood Node “L”) District, be granted, subject to the following:

1. The applicant shall reduce the maximum lighting under the canopy to no greater than 20 foot candles.
2. Lights shall be turned-off or reduced between the hours of 11:00 p.m. and sunrise.
3. Applicant shall submit building lighting details including fixtures and photometrics.
4. Satisfy landscape requirements as follows:
  - a. Add one deciduous street tree on Rochester Road
  - b. Provide an agreement with the adjacent west property owner regarding ongoing detention area maintenance.

Yes: All present (7)  
 Absent: Hutson

**MOTION CARRIED**

**REZONING REQUEST**

6. PUBLIC HEARING – REZONING APPLICATION (File Number Z 740) – Proposed Charter One Bank Branch, 125 Stephenson Highway and 1250 W. 14 Mile Road, Section 35, From O (Office) to IB (Integrated Industrial and Business) District

Mr. Carlisle reviewed the proposed rezoning request. Mr. Carlisle recommends that the Planning Department proceed with the rezoning request, contingent on the three conditions as noted in his report, dated June 5, 2012.

The petitioner, Jason Horton of Lormax Stern Development Company, was present.

There was discussion on potential future development on this site.

**PUBLIC HEARING OPENED**

No one was present to speak.

**PUBLIC HEARING CLOSED**

The members and the petitioner agreed to table the item for further study. Chair Tagle announced a second Public Hearing would be scheduled and Meeting Notice published, should the request go forward.

**Resolution # PC-2012-06-035**

Moved by: Sanzica

Seconded by: Schultz

**RESOLVED**, To table the proposed rezoning request for further study.

Yes: All present (7)

Absent: Hutson

**MOTION CARRIED**

**ZONING ORDINANCE TEXT AMENDMENT**

- 7. **PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 243)** – Proposed Amendment to Article 5, Financial Institutions within the Big Beaver District by Special Use Approval

Mr. Carlisle addressed the few revisions to the proposed language since it was last reviewed and discussed by the members.

There was general discussion relating to traffic flow onto residential streets, curb cuts on Big Beaver and internal circulation of drive-throughs.

Mr. Strat stated the proposed language does not provide enough flexibility.

Mr. Carlisle replied that the proposed language permitted a use that was presently not permitted within the Big Beaver Zoning District.

**PUBLIC HEARING OPENED**

No one was present to speak.

**PUBLIC HEARING CLOSED**

**Resolution # PC-2012-06-036**

Moved by: Schultz

Seconded by: Edmunds

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that Article 5 of Chapter 39 of the Code of the City of Troy which permits Financial Institutions within the Big Beaver District by Special Use Approval, be amended as printed on the proposed Zoning Ordinance Text Amendment.

Yes: Edmunds, Krent, Sanzica, Schepke, Schultz, Tagle

No: Strat

Absent: Hutson

**MOTION CARRIED**

**OTHER BUSINESS**

8. **REVISIONS TO PLANNED UNIT DEVELOPMENT (File Number PUD 004)** – Big Beaver Center (formerly “The Monarch”) PUD – North side of Big Beaver Road, East of Alpine, West of McClure, Section 20, Currently Zoned PUD 004 and R-1B One Family Residential

Mr. Carlisle addressed the summary and recommendations in the initial review of the proposed development, as indicated in his report dated June 7, 2012.

The petitioner, Arkan Jonna, addressed the recommendations of the Planning Consultant, as well as the economic factors relating to the proposed development as envisioned by the members.

Mr. Krent gave a brief PowerPoint presentation and offered suggestions from the perspective of a neighboring resident. The presentation related to traffic, orientation of the bank and drive-through facility, residential setbacks, traffic signals and pedestrian traffic.

Issues discussed by other Planning Commission members included lack of a second story/mixed use for the retail component and architectural design.

9. **PUBLIC COMMENTS** – Items on Current Agenda

There was no one present who wished to speak.

- 9.A. **ELECTION OF VICE CHAIR**

Mr. Krent nominated Don Edmunds and Phil Sanzica as Vice Chair.

Mr. Sanzica declined the position.

**Resolution # PC-2012-06-036**

Moved by: Sanzica

Seconded by: Krent

***RESOLVED***, That Don Edmunds serves as Vice Chair.

Yes: All present (7)

Absent: Hutson

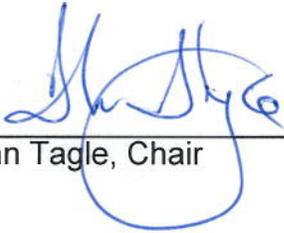
**MOTION CARRIED**

10. PLANNING COMMISSION COMMENTS

There was general Planning Commission discussion.

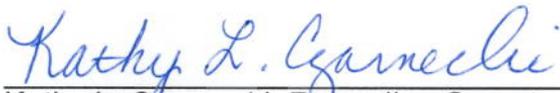
The Regular meeting of the Planning Commission adjourned at 9:09 p.m.

Respectfully submitted,



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John Tagle, Chair



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Kathy L. Czarnecki, Recording Secretary